



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 28, 2005

Department: Zoning, Building, and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for RV and Boat Storage (CSU-50012)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the May 4, 2005 public hearing, the County Planning Commission voted (5-0, Becerra, Facio excused) to recommend approval of the request for a Special Use Permit for a Specific Use for RV & Boat Storage on Lot B, Vineyard Addition Unit 1, located at 305 Muscatel Avenue NE, zoned C-1, containing approximately .74 acres. The decision was based on the following seven (7) Findings and subject to the following eleven (11) Conditions.

Findings:

1. This request is for approval of a Special Use Permit for a Specific Use for RV & Boat Storage on Lot B, Vineyard Addition Unit 1, located at 305 Muscatel Avenue NE, zoned C-1, containing approximately .74 acres.
2. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. This Special Use Permit for Specific Use for the request includes conditions of approval and regulations requiring the applicant to minimize impacts to adjoining properties.
4. This request is consistent with Resolution 116-86 in that the proposed land use is more advantageous to the community in that the North Valley Area Plan Policy 2.3.c states that the City and County shall promote commercial development and redevelopment of existing commercially-zoned properties.
5. This request is consistent with Resolution 116-86 in that changed neighborhood conditions in the vicinity of the site, including the development of several heavy commercial businesses, justify this land use change.
6. This request has substantial neighborhood support.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicants shall comply with the Bernalillo County Zoning Ordinance requirements for signage (C-2 zoning) and paving (for trailer storage).
2. Lighting shall be site specific. Shielded or cutoff fixtures (no mercury vapors) shall be provided so that no fugitive light crosses into adjacent lots. On-site lighting shall be shown on the revised site plan.
3. No parking will be allowed along Muscatel Road.
4. The applicant shall allow parking of no more than 15 boats or Recreational Vehicles on the site at any given time following the size limitations shown on the site plan. Vehicles other than RVs and boats shall not be stored on the site. No storage shall be allowed until paving is completed.
5. Hours of operation shall be Monday to Saturday, 8 a.m. to 6 p.m., and Sunday 12 noon to 5 p.m. and by appointment until 10:00 p.m.
6. There shall be a six-foot high solid fence along the property lines abutting residential uses to be installed within six months of the final Board of County Commissioners' approval.
7. There shall be a 10 foot wide landscaped front yard along Muscatel Rd. and a 6 foot wide landscaped buffer between the business and the adjacent residential properties. Landscaping shall be installed within six months of the final Board of County Commissioners' approval and shall be in compliance with the landscaping requirements in the County Zoning Ordinance.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
9. The Special Use Permit shall be issued for ten (10) years.
10. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final approval of the Board of County Commissioners. The site development plan shall include the required landscaping, fencing, and signage details.
11. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (May 6, 2005)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval